



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, November 19, 2019

6:00 PM

City Council Chambers

630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges Of Allegiance - United States And Texas
- V. 30 Minute Citizen Comment Period

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

- 1. Consider approval, by motion, of the following meeting Minutes:
 - A. June 5, 2019 - Code SMTX Workshop Minutes
 - B. November 6, 2019 - Work Session Meeting Minutes
 - C. November 6, 2019 - Regular Meeting Minutes

Attachments: [11.06.19 Regular Meeting Minutes.pdf](#)

- 2. Consider approval of Ordinance 2019-37, on the third of three readings, granting to SiEnergy, LP, d/b/a SiEnergy, the right, privilege and franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the public rights-of-way of the City of San Marcos, Texas for the transportation, delivery, sale and distribution of natural gas; containing other provisions relating to the foregoing subject; providing for severability; including procedural provisions; providing for approval on three readings of the ordinance; and providing an effective date.

Attachments: [Ordinance](#)

- 3. Consider approval of Ordinance 2019-41, on the second of two readings, amending Chapter 2 of the San Marcos Development Code to establish a demolition review process, including a minimum waiting period, for the issuance of permits to demolish certain historic-age buildings, and declare an effective date.

Attachments: [Ordinance for Second Reading with Council Addition of 80 Year Time Frame](#)
[LDC-19-03 Comparison Chart](#)
[LDC-19-03 Presentation](#)

4. Consider approval of Resolution 2019-226R, approving an Airport Facility Lease Agreement for Commercial Use with Gafford Aero, Inc. for property located at 1833 Airport Drive at the San Marcos Regional Airport for an initial term of five years with options to renew totaling twenty years with rental rate adjustments every five years; authorizing the City Manager or his designee to execute the lease on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Airport Gafford Aero Facility Lease.doc](#)
[DRAFT Gafford 1833 Maintenance Hangar Lease.pdf](#)

5. Consider approval of Resolution 2019-227R, approving an Airport Facility Lease Agreement for Commercial Use with Gafford Aero, Inc. for property located at 1832 Airport Drive at the San Marcos Regional Airport for an initial term of five years with options to renew totaling twenty years with rental rate adjustments every five years; authorizing the City Manager or his designee to execute the lease on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Airport Gafford 1832 Airport.doc](#)
[DRAFT Gafford 1832 Storage Hangar Lease.pdf](#)

6. Consider approval of Resolution 2019-228R, approving an Airport Facility Lease Agreement for Commercial Use with McKee Avionics, Inc. for property located at 1838 Airport Drive at the San Marcos Regional Airport for a two-year term; authorizing the City Manager or his designee to execute the lease on behalf of the City; and declaring an effective date.

Attachments: [Resolution - McKee Lease Airport.doc](#)
[DRAFT McKee 1838 Hangar Lease.pdf](#)

7. Consider approval of Resolution 2019-229R, approving the purchase of a 2020 Spartan Gladiator Telescoping Ladder Truck for \$1,546,772.00 and a 2020 Spartan Pumper Truck for \$733,267.00 for a total contract price of \$2,280,039 from Metro Fire Apparatus Specialists, Inc. through the Houston Galveston Area Council of Governments for use by the Fire Department; authorizing the expenditure of an additional estimated sum of \$75,000 through cooperative purchasing agreements for radios, computers, and other equipment for these vehicles; authorizing the city manager or his designee to execute all appropriate documents to complete the purchase; and declaring an effective date.

Attachments: [Resolution - Purchase of Ladder Truck and Pumper Truck Resolution.docx](#)
[2020 Spartan Gladiator Ladder Truck Quote](#)
[2020 Spartan Pumper Truck](#)
[Tiller Truck Images.pptx](#)
[105TDA_v3.docx](#)

8. Consider approval of Resolution 2019-230R, approving an interlocal agreement with the Lower Colorado River Authority (LCRA) for the provision of various goods and services concerning electrical transmission, control and substation facilities and to include the City's ability to utilize cooperative purchasing laws to contract directly with LCRA vendors; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

Attachments: [Resolution - LCRA ILA.docx](#)
 [LCRA San Marcos Interlocal Agreement v11.08.19 FINAL.docx](#)

9. Consider approval of Resolution 2019-231R, approving a contract with Techline, Inc., through a Cooperative Purchasing Interlocal Agreement with the Lower Colorado River Authority (LCRA), for the provision of materials and supplies to be used by the San Marcos Electric Utility in an annual amount not to exceed \$4,000,000.00; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Techline Inc..docx](#)

10. Consider approval of Resolution 2019-232R, approving a contract with McCoy Tree Surgery, through a Cooperative Purchasing Interlocal Agreement with the Lower Colorado River Authority ("LCRA"), for tree trimming services for the San Marcos Electric Utility in an annual amount not to exceed \$1,600,000; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Techline Inc..docx](#)

11. Consider approval of Resolution 2019-233R, approving the award of a construction contract to M&C Fonseca Construction Company, Inc. for the Red Sky Waterline Improvement Project in the total amount of \$884,412.20; authorizing the City Manager or his designee to execute the appropriate documents related to the contract on behalf of the City; and declaring an effective date.

Attachments: [Resolution - Red Sky Waterline Improvement Project](#)
 [219-413 Letter of Recommendation.pdf](#)
 [Red Sky- Location Map 20191022.pdf](#)
 [219-413 Bid Tabulation.pdf](#)

12. Consider approval of Resolution 2019-234R, authorizing a Change in Service to the agreement with Clean Earth of Alabama, Inc. for the provision of services relating to the Household Hazardous Waste Program to provide for a not to exceed annual price of \$75,000 bringing the total contract price to \$375,000 if the City renews the contract for four additional one-year terms; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

Attachments: [Change in Service - Clean Earth.docx](#)
 [ACIS2 219-223 HHHW Disposal add \\$60,120.pdf](#)

13. Consider approval of Resolution 2019-235R, approving a Change in Service to the

agreement with Abercrombie Planning and Design relating to design and construction costs for phase one of the Fire Training Facility project in the amount of \$191,600 bringing the revised contract price to \$250,200; authorizing the City Manager or his designee to execute the appropriate documents to implement the change in service; and declaring an effective date.

Attachments: [Change in Service - Abercrombie Planning and Design.docx](#)
[Abercrombie- ACIS#1 - Signed.pdf](#)

14. Consider approval of Resolution 2019-236R, approving the appointment of Tammy Cook as Interim City Clerk, and an interim pay increase of ten percent to her base salary effective on December 1, 2019; and declaring an effective date.

Attachments: [Resolution _ Interim City Clerk.doc](#)

15. Consider approval of Resolution 2019-242R, approving an annual State Use Contract between the City and Goodwill Temporary Services, Inc. through TIBH Industries, Inc. for the provision of janitorial services for the City of San Marcos in the estimated annual amount of \$535,928.51; authorizing the City Manager or his designee to execute this agreement on behalf of the City; and declaring an effective date.

Attachments: [TIBH-Goodwill -State Use Contract for Janitorial Services 2019.docx](#)
[COSM Janitorial Proposal Letter \(2020-2021\)](#)
[Janitorial Services - TIBH-Goodwill - FY20-21 DRAFT - tn 11.12.19](#)

16. Consider approval, by motion, of the appointment of Margaret J. Salinas as Acting Local Registrar overseeing Vital Statistics for the City of San Marcos, Texas.

PUBLIC HEARINGS

17. Receive a Staff presentation and hold the second of two public hearings to receive comments for or against Ordinance 2019-40, reestablishing the juvenile curfew for minors previously established by Ordinance No. 2009-28 and subsequently extended by Ordinance 2012-16; and declaring an effective date; and consider approval of Ordinance 2019-40, on the second of two readings.

Attachments: [Juvenile Curfew Adoption - Novemebr 2019.docx](#)
[Juvenile Memo to Council 2019.docx](#)

18. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-43, amending section 6.2.2 of the planned development district standards for the Trace Planned Development District generally located East of IH-35 and South of Posey Road to allow two story multifamily residential buildings as the only required elevations without including three and four story buildings; and including procedural provisions; and consider approval of Ordinance 2019-43, on the first of two readings.

Attachments:

[Ordinance](#)
[PDD-15-01\(A\) Staff Report](#)
[PDD-15-01\(A\) Aerial Map](#)
[PDD-15-01\(A\) Existing Zoning Map](#)
[PDD-15-01\(A\) Preferred Scenario Map](#)
[PDD-15-01\(A\) Environmental Features Map](#)
[PDD-15-01\(A\) NotificationMap](#)
[PDD-15-01\(A\) Notification List](#)
[PDD-15-01\(A\) Trace PDD Amennndment #1](#)
[PDD-15-01\(A\) Application](#)
[PDD-15-01\(A\) Elevations](#)
[PDD-15-01\(A\) Elevations 2](#)
[PDD-15-01\(A\) Rendering](#)
[PDD-15-01\(A\) San Marcos Development Code-2015 Multifamily Residential De:](#)

19. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-237R, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Redwood Multifamily Housing Project located in the 1600 Block of Redwood Road; approving findings related to the application; imposing conditions for such non objection; providing authorizations for execution or submission of documents related to the application; and consider Resolution 2019-237R; and declaring an effective date.

Attachments:

[LIHTC-19-02 Project Summary](#)
[LIHTC-19-02 Resolution Draft](#)
[LIHTC-19-02 Aerial Map](#)
[LIHTC-19-02 Zoning Map](#)
[LIHTC-19-02 PreferredScenario](#)
[LIHTC-19-02 Existing Sidewalks](#)
[LIHTC-19-02 Distance to Services](#)
[LIHTC-19-02 CART Route and Stops](#)
[LIHTC-19-02 TDHCA Project Amenities](#)
[LIHTC-19-02 - Application](#)

20. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-238R, providing no objection to the submission of an application for low income housing tax credits to the Texas Department of Housing and Community Affairs for the proposed Lantana on Bastrop Multifamily Housing Project located at the intersection of South Old Bastrop Highway and Rattler Road; approving findings related to the application; imposing conditions for such non objection; providing authorizations for execution or submission of documents related to the application; and consider Resolution 2019-238R; and declaring an effective date.

Attachments: [LIHTC-19-04 Resolution](#)
 [LIHTC-19-04 Project Summary](#)
 [LIHTC-19-04 Aerial Map](#)
 [LIHTC-19-04 Zoning Map](#)
 [LIHTC-19-04 Preferred Scenario](#)
 [LIHTC-19-04 Distance to Services](#)
 [LIHTC-19-04 Existing Sidewalks](#)
 [LIHTC-19-04 CART Route and Stops](#)
 [LIHTC-19-04 TDHCA Project Amenities](#)
 [LIHTC-19-04 - Application](#)
 [LIHTC-19-04 San Marcos Housing Authority Financial Summary](#)
 [LIHTC-19-04 Pro Forma](#)

NON-CONSENT AGENDA

21. Consider approval of Ordinance 2019-44, on the first of two readings, amending Chapter 2, Division 3 - Neighborhood Commission, Sections 2.111 And 2.113 of the San Marcos City Code to allow one representative to represent both Sector 1 and Sector 8, and update the Neighborhood Commission's Activities and Duties and Update the Neighborhood Commission's Activities and Duties as previously recommended by the Neighborhood Commission to the City Council; and declaring an effective date.

Attachments: [2019 Neighborhood Commission Amendments](#)
 [Resolution No. 2019-005R Neighborhood Commission Ordinance Change](#)
 [Resolution No. 2019-006R\(b\) Combine Sector 8 and Sector 1 into one sector](#)
 [Current Neighborhood Commission Ordinance](#)

22. Consider approval of Resolution 2019-239R, approving the issuance of revenue bonds in a principal amount not to exceed \$25,000,000 to be issued by New Hope Cultural Education Facilities Finance Corporation for a residential senior living project, to be known as the Villas Del San Xavier Senior Residences and located at 2301 South I-35 in San Marcos; and declaring an effective date.

Attachments: [TEFRA Resolution.doc](#)
 [Xavier affidavit San Marcos hearing notice](#)
 [Xavier San Marcos hearing draft minutes](#)

23. Consider approval of Resolution 2019-240R, casting all of the City's 478 votes in favor of Jane Hughson to serve on the Hays Central Appraisal District Board of Directors for a two year term commencing on January 1, 2020; and declaring an effective date.

Attachments: [Resolution_Hays CAD.doc](#)
 [Official Ballot.pdf](#)

24. Consider approval of Resolution 2019-241R, appointing an alternate member to the Capital Area Metropolitan Planning Organization ("CAMPO") Board; and declaring an

effective date.

Attachments: [CAMPO Board - Appointment of Mayor and alternates as Board Members](#)
[CAMPO for Transportation Planning Program Bylaws](#)

25. Consider the appointment of the Mayor or a City Council Member to fill vacancies left by the departure of Council Member Lisa Prewitt on the following Boards or Committees:
- a. Capital Area Rural Transit System (CARTS) Board of Directors
 - b. Convention and Visitor Bureau Board
 - c. Economic Development San Marcos Board
 - d. Greater San Marcos Partnership Board of Directors
 - e. Main Street Board
 - f. Parking Advisory Board
 - g. Tax Increment Reinvestment Zone (TIRZ) #4 - Paso Robles aka Kissing Tree
 - h. Workforce Housing Committee
 - i. Multimodal Transit Committee
 - j. La Cima Committee
 - k. Sustainability Committee
 - l. Criminal Justice Reform Committee

Attachments: [Council Member Board-Commission Membership List - Updated May 2019](#)

26. Consider an appointment to fill a vacancy on the Planning and Zoning Commission, and provide direction to staff.

EXECUTIVE SESSION (If Necessary)

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

27. Executive Session in accordance with the following Government Code Section(s):
- A. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters
 - B. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Molly

DIRECTION / ACTION FOLLOWING EXECUTIVE SESSION

28. Consider action, by motion, regarding the following Executive Session items held during the Work Session and/or Regular Meeting:
- A. Section § 551.071 - Consultation with Attorney: to receive a staff briefing and deliberate regarding Martindale ETJ matters
 - B. Section § 551.087 - Economic Development: to receive a staff briefing and deliberate regarding Project Molly

VI. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VII. Adjournment.

POSTED ON THURSDAY, NOVEMBER 14, 2019 @ 4:30PM

JAMIE LEE CASE, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov